



GRASSROOTS
REALTY GROUP

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**1093 Southwinds Manor SW
Airdrie, Alberta**

MLS # A2332501



\$706,990

Division:	Southwinds		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,471 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

The Norquay is perched on a desirable corner lot and makes a striking first impression with a generous array of windows and welcoming front porch. A versatile main floor bedroom makes the perfect home oasis. Tucked away nearby is the powder room and a mudroom with access to the garage and keeps clutter at bay. The open-concept great room features a multitude of natural light, flowing seamlessly into the dining area. The spacious L-shaped kitchen is an entertainer's dream, with a large pantry, oversized island, and flush breakfast bar that invites everyone to gather around to see what's cooking. Upstairs, retreat to your primary bedroom that features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2 and 3 each having their own walk-in closets. The generously sized loft is the perfect escape for movie night. With a separate side entry, you have a great choice of future development plans! Hurry and book a showing today!